

## Kingwell Emma

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**Subject:** FW: Planning application: P/18/090/FUL

**From:** BRIAN SANDFORD <provided>  
**Sent:** 20 December 2018 20:48  
**To:** Planning (Isles of Scilly) <planning@scilly.gov.uk>  
**Subject:** Planning application: P/18/090/FUL

Dear Lisa

Thank you for your letter dated 19th December 2018  
Planning application: P/18/090/FUL Men a Vaur, Church Road. St Mary's. Isles of Scilly.

Construction of single residential property for holiday letting purposes, specifically designed to enable occupation of groups including mobility impaired guests, incorporating ground floor wet room ensuite bedroom accommodation and level access to all ground floor and garden areas.

I should like to register my concerns on the above submission.

I am the main owner and full time resident of Gorregan House, the pair to Rosevean House (Men a Vaur is built in what was originally Rosevean House's land) We are some 30 feet from Men a Vaur's garden. Our properties run parallel to each other.

Whilst it is laudable that Mr Selleck wants to provide disabled visitors with suitable accommodation, there are already numerous opportunities available on St Marys': Rose Cottage, St Mary's Hall Hotel and the Atlantic Hotel all have ground floor accessible rooms to name but a few, others do too!

Scilly in general is not widely taken to be 'disabled friendly' very few buildings have any form of disabled access and certainly accessing the Skybus aeroplanes is nigh on impossible for the mobility

impaired -local and visitor alike. The SCIII does have a lift....however the gangplanks are not the easiest with a wheelchair or crutches! Boating from St Mary's Quay is awkward and does depend on a lot of goodwill from the boatmen having to go above and beyond in helping folk. Virtually all the pubs and restaurants are inaccessible, Lloyds Bank, the Chemist, Co op and most of the shops and cafes are not easy for disabled as they have stepped entrances. As for footpaths on St Mary's other than pavements in the town, they are not disabled friendly. My wife is a Museum volunteer, the Museum is the islands' only wet weather venue, it does have Stannah Stair lifts, however you need to have ramps put outside in order to get disabled people into the building. These are unwieldy and also involve a lot of effort.

We firmly believe that before disabled visitors are more widely catered for, there are more facilities in place to allow disabled visitors to have a better experience of the islands.

As long term residents of Church Road, we have considerable concerns about the lack of parking and the inconveniences caused to us, the residents. Mr Selleck at the meeting my wife attended alluded to his guests using the golf buggies to drop off and pick up via Branksea Close. Yet in paragraph 4 of the submission, no mention is made of this. To the contrary Mr Selleck is obviously not expecting his guests to hire golf buggies....his disabled guests would be the only ones, who actually would benefit from the use of golf buggies! How can he police this? At present in Summer months on occasions there are four or five golf buggies parked in Church

Road...competing with the available parking spaces needed for the residents' vehicles. (Remember Branksea Flats were built with no parking provision, and look at that lamentable situation, now there are vehicles parked both sides of the road, even the workmen, currently living in Men a Vaur have several transit vans parked up.)

4. Access The existing access off Church Road via Branksea Close is not proposed to be altered and has established street lighting. A new pedestrian point of access is proposed off Branksea Close in accordance with the plans attached. *No vehicle parking spaces are proposed as parking provision is not envisaged as necessary for holiday let accommodation;* however, service vehicles can adopt temporary parking on Church Road.

Water....is the Council going to let more water be used by extra visitors whilst the existing residents are encouraged to be frugal?

Sewerage.....is the Council going to remedy the poor sewerage infrastructure to allow for more visitors?

Noise.....already we are inconvenienced by noise emanating from Men a Vaur guests at night, sat drinking in the garden on summer evenings. Another 12 people in a built up residential area.

Local Plan.....surely 'LOCAL' is a word that does not relate to mainland owners of properties wanting to build for their own material and financial gain? The bulk of the money (profit) for the rental on Men a Vaur and this submission will leave the islands. 'Three part time jobs, equating to one full time job' doesn't make sense, say a 'full time job' equates to FORTY hours a week....Sibleys' staff currently look after Men a Vaur, one changeover day per week...I would say, even with gardening, maintenance etc, FORTY hours is fairly unrealistic. What would they do in the winter season with no guests?

One could also argue if this submission were passed, anyone on Scilly with a large garden, whether mainlander or resident alike could build a property for commercial interest on their land? What's happened to the S106 restrictions that in part go some way to protect 'Local Needs'?

We clearly need housing for LOCAL need. What is there to say this property isn't sold on and utilised for other purposes, what restrictions would be in place to prevent this?

Men a Vaur's garden is undoubtably in 'disrepair'...however as Mr Selleck has had men in to clear the part directly behind the house in the last year or so, it is surely his CHOICE not to clear the rear area. At the meeting my wife attended he said he had erected the fence, as the old green house was so dangerous and he didn't want his guests being injured....why didn't he have it demolished if it was such a risk? As to apple trees, has anyone established what varieties they are in case any are 'Scilly Pearls' ? - it would tragic if these old varieties were cut down.

No mention is made of the granite lined well in the rear garden....why not? Shouldn't a feature like this be protected?

Kind regards - we will watch the application with interest.

Brian Sandford ABS Building Contractors.

Gorregan House

